

# TREE FARM

LOCATED IN SECTIONS 27, 34 & 35,  
TOWNSHIP 17 SOUTH, RANGE 11 EAST, WILLAMETTE MERIDIAN,  
DESCHUTES COUNTY, OREGON  
OCTOBER 2016

DESCHUTES COUNTY OFFICIAL RECORDS  
NANCY BLANKENSHIP, COUNTY CLERK 2016-44585  
\$113.00  
01084611201600445850010014  
10/27/2016 02:15:25 PM  
D-PLAT Cnt=1 Stn=7 PG  
\$85.00 \$11.00 \$21.00 \$10.00 \$6.00

### DECLARATION:

KNOW ALL PERSONS BY THESE PRESENTS THAT THE TREE FARM, LLC, THE OWNER OF THE LAND SHOWN ON THIS PLAT, HAS CAUSED SAID LAND TO BE SURVEYED AND PLATTED INTO LOTS, TRACTS, PUBLIC EASEMENTS, A PUBLIC ROAD RIGHT-OF-WAY (SAGE STEPPE DRIVE), PRIVATE ROADS (TREE FARM DRIVE, RIDGELINE DRIVE, RIDGELINE COURT, GOLDEN MANTLE LOOP, CANOPY COURT) AND PRIVATE EASEMENTS AS SHOWN HEREON;

AND DOES HEREBY DEDICATE TO THE PUBLIC FOREVER, FOR ROAD AND UTILITY PURPOSES, SAGE STEPPE DRIVE AS SHOWN HEREON,

AND FURTHER CREATES THE PRIVATE RIGHTS-OF-WAY SHOWN HEREON AS TREE FARM DRIVE, RIDGELINE DRIVE, RIDGELINE COURT, GOLDEN MANTLE LOOP AND CANOPY COURT;

AND FURTHER GRANTS TO THE CITY OF BEND WATER EASEMENTS OVER THE PRIVATE WAYS TREE FARM DRIVE, RIDGELINE DRIVE, RIDGELINE COURT, GOLDEN MANTLE LOOP AND CANOPY COURT, AS SHOWN HEREON, AND SAGE STEPPE DRIVE (A PUBLIC ROAD RIGHT-OF-WAY), AS SHOWN HEREON, ALONG WITH WATER EASEMENTS ON THE LOTS AND TRACTS AS SHOWN, ALL OF WHICH SHALL BE PERMANENT, PERPETUAL AND EXCLUSIVE RIGHTS TO CONSTRUCT, INSTALL, MAINTAIN AND OPERATE A WATER LINE AND ALL RELATED FACILITIES ON THE SURFACE AND WITHIN THE SUBSURFACE OF THE EASEMENTS. NO PERSON OR ENTITY SHALL BE AUTHORIZED TO CONSTRUCT, ERECT OR INSTALL ANY STRUCTURES OR FACILITIES ON THE SURFACE OR WITHIN THE EASEMENT WITHOUT FIRST OBTAINING APPROVAL FROM THE CITY OF BEND;

AND FURTHER DEDICATES TO THE PUBLIC FOREVER, THE PUBLIC UTILITY EASEMENTS (PUE) SHOWN HEREON, AS EASEMENT AREAS FOR THE INSTALLATION AND MAINTENANCE OF UNDERGROUND UTILITY SERVICES AND THEIR ABOVE GROUND APPURTENANCE. UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN AND OPERATE THEIR EQUIPMENT AND ALL OTHER RELATED FACILITIES ABOVE AND BELOW GROUND WITHIN THE PUBLIC UTILITY EASEMENTS IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE PUE. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL OBSTRUCTIONS AT THE OWNER'S EXPENSE, OR THE UTILITY MAY REMOVE SUCH OBSTRUCTIONS AT THE LOT OWNER'S EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE PUE OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE PUE WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE PUE;

AND FURTHER CREATES THE PUBLIC ACCESS EASEMENTS AS SHOWN HEREON, INCLUDING THE CREATION OF PUBLIC ACCESS EASEMENTS OVER ALL PRIVATE ROADS SHOWN HEREON; SAID PRIVATE ROADS ARE ALSO RESERVED FOR UTILITY SERVICE CROSSINGS, SUBJECT TO SAID CITY OF BEND WATER EASEMENTS;

AND FURTHER CREATES STORMWATER DRAINAGE EASEMENTS OVER ALL PRIVATE ROAD RIGHTS-OF-WAY AND ADDITIONAL STORMWATER DRAINAGE EASEMENTS ADJACENT TO THE PRIVATE ROAD RIGHTS-OF-WAY TREE FARM DRIVE, RIDGELINE DRIVE, RIDGELINE COURT, GOLDEN MANTLE LOOP AND CANOPY COURT WHERE SHOWN (ON SHEETS 7-12), ALONG WITH PORTIONS OF LOTS 1 AND 2 AS SHOWN HEREON, FOR STORMWATER RUNOFF MANAGEMENT AND MAINTENANCE OF STORMWATER RELATED IMPROVEMENTS, INCLUDING, BUT NOT LIMITED TO DITCH LINES, CHECK DAMS, CULVERTS, CATCH BASINS, DRYWELLS AND RELATED IMPROVEMENTS AND FACILITIES;

AND FURTHER CREATES TRACTS A, B, C, D, E, F, G, H, I, J, K, L, M, N, P AND Q AS PRIVATE OPEN SPACE TRACTS;

AND DOES HEREBY SUBMIT FOR APPROVAL AND RECORD SAID PLAT OF TREE FARM HENCEFORTH TO BE SO KNOWN.

BY: THE TREE FARM, LLC

Kirk Schueler 10/17/16  
KIRK SCHUELER, PRESIDENT OF BROOKS RESOURCES CORPORATION, MANAGING MEMBER OF WEST BEND PROPERTY COMPANY II, LLC, MANAGING MEMBER OF THE TREE FARM LLC

### ACKNOWLEDGMENTS:

STATE OF OREGON )

COUNTY OF DESCHUTES )

ON THIS 17 DAY OF October, 2016, BEFORE ME PERSONALLY APPEARED KIRK SCHUELER, PRESIDENT OF BROOKS RESOURCES CORPORATION, MANAGING MEMBER OF WEST BEND PROPERTY COMPANY II, LLC, MANAGING MEMBER OF THE TREE FARM LLC AND ACKNOWLEDGED SAID INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED.

Sheila Marie Perry  
NOTARY PUBLIC

PRINTED NAME: Sheila Marie Perry  
NOTARY PUBLIC - OREGON

COMMISSION NO: 933219

MY COMMISSION EXPIRES October 15, 2018

### ASSESSORS CERTIFICATE:

I HEREBY CERTIFY THAT ALL AD VALOREM TAXES, SPECIAL ASSESSMENTS, FEES AND OTHER CHARGES, AS REQUIRED BY ORS 92.095 TO BE PLACED ON THE 2017-2018 TAX ROLLS, WHICH HAVE BECOME A LIEN OR WILL BECOME A LIEN DURING THIS TAX YEAR, HAVE BEEN PAID TO ME.

DESCHUTES COUNTY ASSESSOR Scott Langton by T. 10-17-16

I HEREBY CERTIFY THAT ALL TAXES HAVE BEEN PAID AS OF THIS DATE.

DESCHUTES COUNTY TAX COLLECTOR Wayne Loring by J. 10-17-16

### APPROVALS:

THE PLAT OF "TREE FARM", HAS BEEN EXAMINED AND APPROVED.

[Signature] 10-26-16  
DESCHUTES COUNTY COMMISSIONER DATE

SIGNATURE OF THE BOARD OF COMMISSIONERS CONSTITUTES ACCEPTANCE BY THE COUNTY OF ANY DEDICATION MADE HEREIN TO THE PUBLIC

Kevin Samuel DEPUTY 10-18-2016  
DESCHUTES COUNTY SURVEYOR DATE

Nikola 10-25-16  
DESCHUTES COUNTY PLANNING DIRECTOR DATE

[Signature] 10/19/16  
DESCHUTES COUNTY ROAD DEPARTMENT DIRECTOR DATE

Todd Cleveland 10/24/16  
DESCHUTES COUNTY ENVIRONMENTAL HEALTH DIRECTOR DATE

[Signature] 10/21/2016  
CITY OF BEND ENGINEER DATE

SIGNATURE BY THE CITY OF BEND CONSTITUTES ACCEPTANCE BY THE CITY FOR THE WATER LINE EASEMENTS GRANTED HEREIN

[Signature] 10-17-16  
WATER MASTER, DISTRICT 11 DATE

### WATER RIGHTS STATEMENT

THIS PROPERTY INCLUDES THE FOLLOWING WATER RIGHTS:

1. PERMIT G-13017, QUASI-MUNICIPAL GROUNDWATER RIGHT FOR 0.78 CFS
2. TRANSFER APPLICATION T-10582 (SPECIAL ORDER VOLUME 76, PAGE 562)-QUASI-MUNICIPAL FOR 0.6CFS AND STORAGE OF 3.317 AC-FT. THIS APPLICATION WAS FILED TO CHANGE THE CHARACTER OF USE AND PLACE OF USE UNDER CERTIFICATES 76320, 76321, 76322, AND 76323. PER THE FINAL ORDER FOR SAID TRANSFER APPLICATION, "EFFECTIVE JANUARY 1, 2009, THE CHANGES IN POINT OF DIVERSION, CHARACTER OF USE AND PLACE OF USE PROPOSED IN TRANSFER APPLICATION T-10582 ARE APPROVED AND WATER RIGHT CERTIFICATES 76320, 76321, 76322 AND 76323 ARE CANCELED. THE RIGHT TO THE USE OF THE WATER IS RESTRICTED TO BENEFICIAL USE AT THE PLACE OF USE DESCRIBED, AND IS SUBJECT TO ALL OTHER CONDITIONS AND LIMITATION CONTAINED IN CERTIFICATES 76320, 76321, 76322, AND 76323 AND ANY RELATED DECREE". THE FINAL ORDER ALSO APPROVES CHANGES TO THE AUTHORIZED POINTS OF DIVERSION FOR TWO CITY OF BEND WASTEWATER STORAGE AREAS. THE DESCRIBED LOCATIONS FOR THESE MODIFIED POINTS OF DIVERSION ARE LISTED AS 974 NORTH AND 372 FEET EAST FROM THE S1/4 CORNER OF SECTION 34 FOR STORAGE AREA #1 AND 226 FEET NORTH AND 1800 FEET EAST FROM THE S1/4 CORNER OF SECTION 34.
3. CERTIFICATE 87537, STORAGE OF 1.537 AC-FT (CERTIFICATION OF PERMIT R-14026)

### GENERAL NOTES

1. A NON COMBUSTIBLE WALL OR BARRIER MAY BE REQUIRED (IN ACCORDANCE WITH NFPA 1144, 5.1.3.2 & 5.1.3.3), WHEN THERE IS LESS THAN 30 FEET BETWEEN A STRUCTURE AND 20% OR GREATER SLOPE. ALL LOTS ARE SUBJECT TO THIS REQUIREMENT. BASED ON AVAILABLE TOPOGRAPHIC DATA FROM 3RD PARTY SOURCES, LOTS WITH SLOPES IN EXCESS OF 20% FALLING ON, OR WITHIN 30 FEET OF, THE BUILDING ENVELOPE INCLUDE LOTS 1, 2, 3, 4, 5, 7, 11, 15, 16, 17, 22, 24, 31, 37, 43, 47 AND 48.

2. SKYLINE RANCH ROAD, SHOWN AS A FUTURE MAJOR COLLECTOR ON THE CITY OF BEND TRANSPORTATION SYSTEM PLAN, MAY BE CONSTRUCTED ON TRACT D (EAST OF LOT 1) WITHIN THE HATCHED AREA SHOWN ON SHEET 8. THE EXACT LOCATION AND THEREFORE RIGHT-OF-WAY AREA OF SKYLINE RANCH ROAD IS YET TO BE DETERMINED. IF CONSTRUCTED WITHIN THE GENERAL LOCATION SHOWN ON SHEET 8, A PORTION OF TRACT D WILL BE DEDICATED TO THE PUBLIC (CITY OF BEND OR DESCHUTES COUNTY DEPENDING ON THE JURISDICTION IN PLACE AT THE TIME) FOR PURPOSES OF ROAD RIGHT-OF-WAY, THEREFORE THE TOTAL OPEN SPACE AREA WILL BE REDUCED BY SAID ROAD RIGHT-OF-WAY DEDICATION.

### TITLE ENCUMBRANCES

AS DISCLOSED IN AMERITITLE TITLE ORDER NO. 12202AM, REPORT NO. 3, DATED OCTOBER 10, 2016, THIS PROPERTY IS SUBJECT TO THE FOLLOWING

1. RIGHTS OF THE PUBLIC AND GOVERNMENTAL BODIES IN AND TO THAT PORTION OF SAID PREMISES NOW OR AT ANY TIME LYING BELOW THE HIGH WATER LINE OF TUMALO CREEK, INCLUDING ANY OWNERSHIP RIGHTS WHICH MAY BE CLAIMED BY THE STATE OF OREGON AS TO ANY PORTION NOW OR AT ANY TIME LYING BELOW THE ORDINARY HIGH WATER LINE. SUCH RIGHTS AND EASEMENTS FOR NAVIGATION AND FISHING AS MAY EXIST OVER THAT PORTION OF THE PROPERTY NOW OR AT ANY TIME LYING BENEATH THE WATERS OF TUMALO CREEK. ALL MATTERS ARISING FROM ANY SHIFTING IN THE COURSE OF TUMALO CREEK INCLUDING BUT NOT LIMITED TO ACCRETION, RELICTION AND AVULSION. [AFFECTS PORTION OF TRACT L. SEE SHEETS 3 & 7 FOR APPROXIMATE LOCATION OF TUMALO CREEK.]

2. EFFECT OF DESIGNATION THAT ANY PORTION OF THE SUBJECT LAND IS WITHIN SCENIC WATERWAY BOUNDARIES UNDER OREGON REVISED STATUTES CHAPTER 390, AS DISCLOSED, IN PART, BY NOTICE OR OTHER INSTRUMENT RECORDED: JANUARY 12, 2009 INSTRUMENT NO.: 2009-01059 [BASED ON EXHIBIT A DESCRIPTION, DOES NOT AFFECT THE LANDS WITHIN THIS SUBDIVISION.]

3. AN EASEMENT FOR A PIPELINE, INCLUDING THE TERMS AND PROVISIONS THEREOF, AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED THEREIN AS SET FORTH IN INSTRUMENT: GRANTED TO: BEND WATER, LIGHT & POWER RECORDED: DECEMBER 29, 1919 INSTRUMENT NO.: 27-57 [BLANKET EASEMENT AFFECTING LANDS IN THE SE1/4, SE1/4 OF SECTION 27. SHOWN HEREON ON SHEETS 4 & 8]

### TITLE ENCUMBRANCES (CONT.)

4. AN EASEMENT FOR A WATER PIPE LINE, INCLUDING THE TERMS AND PROVISIONS THEREOF, AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED THEREIN AS SET FORTH IN INSTRUMENT: GRANTED TO: CITY OF BEND

RECORDED: OCTOBER 5, 1926 INSTRUMENT NO.: 42-476 [EASEMENT SHOWN HEREON. SEE SHEETS 7 & 8] AND RECORDED: APRIL 6, 1928 INSTRUMENT NO.: 45-382 [EASEMENT SHOWN HEREON. SEE SHEETS 7 & 8] QUITCLAIM DEED, INCLUDING THE TERMS AND PROVISIONS THEREOF, RECORDED: JULY 17, 2009 INSTRUMENT NO.: 2009-30528

BETWEEN: THE CITY OF BEND, AN OREGON MUNICIPAL CORPORATION AND MILLER TREE FARM, LLC, AN OREGON LIMITED LIABILITY COMPANY, AND TO BEND-LA PINE ADMINISTRATIVE SCHOOL DISTRICT NO. 1

5. AN EASEMENT FOR A WATER PIPE LINE INCLUDING THE TERMS AND PROVISIONS THEREOF, AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED THEREIN AS SET FORTH IN INSTRUMENT: GRANTED TO: THE CITY OF BEND, AN OREGON MUNICIPAL CORPORATION

RECORDED: MARCH 9, 1956 INSTRUMENT NO.: 112-557 [EASEMENT SHOWN HEREON. SEE SHEETS 7 & 8] QUITCLAIM DEED, INCLUDING THE TERMS AND PROVISIONS THEREOF, RECORDED: JULY 17, 2009 INSTRUMENT NO.: 2009-30528

BETWEEN: THE CITY OF BEND, AN OREGON MUNICIPAL CORPORATION AND MILLER TREE FARM, LLC, AN OREGON LIMITED LIABILITY COMPANY, AND TO BEND-LA PINE ADMINISTRATIVE SCHOOL DISTRICT NO. 1

6. AN EASEMENT FOR TEMPORARY ACCESS, INCLUDING THE TERMS AND PROVISIONS THEREOF, AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED THEREIN AS SET FORTH IN INSTRUMENT: GRANTED TO: THE CITY OF BEND, AN OREGON MUNICIPAL CORPORATION

RECORDED: SEPTEMBER 26, 1991 INSTRUMENT NO.: 245-2780 [TEMPORARY ACCESS EASEMENT EXPIRED. CITY OF BEND WATER TREATMENT FACILITY DEV. RESTRICTIONS NOT APPLICABLE TO THIS SUBDIVISION]

7. AN EASEMENT FOR WATER FACILITIES, INCLUDING THE TERMS AND PROVISIONS THEREOF, AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED THEREIN AS SET FORTH IN INSTRUMENT: GRANTED TO: THE CITY OF BEND, AN OREGON MUNICIPAL CORPORATION

RECORDED: JANUARY 21, 1993 INSTRUMENT NO.: 288-2132 [= INST. NO. 93-02169. SEE SHEETS 7 & 8 FOR LOCATION]

8. AN EASEMENT FOR A WATER LINE AND RELATED FACILITIES, INCLUDING THE TERMS AND PROVISIONS THEREOF, AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED THEREIN AS SET FORTH IN INSTRUMENT: GRANTED TO: CITY OF BEND

RECORDED: MAY 30, 2014 INSTRUMENT NO.: 2014-17051 [SEE SHEETS 7 & 8 FOR LOCATION]

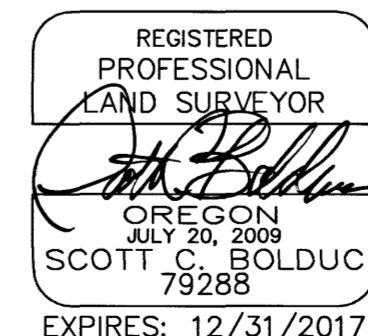
9. A ROAD EASEMENT AGREEMENT INCLUDING THE TERMS AND PROVISIONS THEREOF, DATED: SEPTEMBER 13, 2016

RECORDED: SEPTEMBER 21, 2016 INSTRUMENT NO.: 2016-38784

[BENEFITS SUBJECT PROPERTY, BUT IS OUTSIDE THIS SUBDIVISION BOUNDARY AND NOT SHOWN HEREON]

### SHEET INDEX:

- SHEET 1: DECLARATION, APPROVALS, SURVEYOR'S CERTIFICATE
- SHEET 2: NOTES & RECORD REFERENCES
- SHEET 3: OVERALL BOUNDARY
- SHEET 4: OVERALL BOUNDARY DETAILS 4-A & 4-B
- SHEET 5: BOUNDARY MONUMENT DESCRIPTIONS
- SHEET 6: BOUNDARY MONUMENT DESCRIPTIONS, TREE FARM DRIVE CENTERLINE ROAD DIMENSIONS, SURVEY NARRATIVE
- SHEET 7: TRACTS B, F, G, J, K, L & Q. EASEMENT DIMENSIONS.
- SHEET 8: TRACTS A, C, D, E, H, I, M, N & P. EASEMENT DIMENSIONS.
- SHEET 9: LOTS 1-12, 15-16. EASEMENT DIMENSIONS.
- SHEET 10: LOTS 13-14, 17-21, 28-37. EASEMENT DIMENSIONS.
- SHEET 11: LOTS 22-27. EASEMENT DIMENSIONS.
- SHEET 12: LOTS 39-50. EASEMENT DIMENSIONS.
- SHEET 13: CURVE AND LINE TABLES FOR SHEETS 3-12.
- SHEETS 14-17: EASEMENTS DETAILS
- SHEETS 18-19: CURVE AND LINE TABLES FOR EASEMENT DETAIL SHEETS 14-17



**DevTech Engineering Inc.**  
Site Planning · Civil Engineering  
Land Surveying  
3052 NW MERCHANT WAY, STE 107  
Bend, OR 97703  
Phone: (541) 317-8429

**TREE FARM**

LOCATED IN SECTIONS 27, 34 & 35,  
TOWNSHIP 17 SOUTH, RANGE 11 EAST, WILLAMETTE MERIDIAN,  
DESCHUTES COUNTY, OREGON  
OCTOBER 2016

**SURVEYOR'S CERTIFICATE**

I, SCOTT C. BOLDOC, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON, DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS, THE LAND SHOWN ON THIS PLAT OF "TREE FARM", TO THE NORMAL STANDARD OF CARE OF PROFESSIONAL LAND SURVEYORS PRACTICING IN THE STATE OF OREGON, SAID LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INITIAL POINT, BEING THE CORNER COMMON TO SECTIONS 26, 27, 34 & 35, TOWNSHIP 17 SOUTH, RANGE 11 EAST, WILLAMETTE MERIDIAN, DESCHUTES COUNTY, OREGON;

THENCE, SOUTH 0°13'19" WEST, A DISTANCE OF 1320.55 FEET, ALONG THE WEST LINE OF THE NORTH HALF (N 1/2) OF THE NORTH HALF (N 1/2) OF SAID SECTION 35, TO THE NORTH SIXTEENTH (N 1/16) CORNER COMMON TO SAID SECTIONS 34 & 35;

THENCE, SOUTH 89°54'34" EAST A DISTANCE OF 2663.67 FEET, ALONG THE NORTH LINE OF THE SOUTH HALF (S 1/2) OF THE NORTH HALF (N 1/2) OF SAID SECTION 35, TO THE CENTER-NORTH SIXTEENTH (C-N 1/16) CORNER OF SAID SECTION 35;

THENCE, SOUTH 89°57'40" EAST A DISTANCE OF 1398.60 FEET, ALONG THE NORTH LINE OF THE SOUTH HALF (S 1/2) OF THE NORTH HALF (N 1/2) OF SAID SECTION 35, TO THE NORTHWEST CORNER OF "ADJUSTED LOT 5, LL-14-17", AS DESCRIBED IN EXHIBIT "E" OF THAT STATUTORY BARGAIN AND SALE DEED FOR DESCHUTES COUNTY LOT LINE ADJUSTMENT LL-14-17, RECORDED OCTOBER 17, 2014 IN VOLUME 2014, PAGE 34844, OFFICIAL RECORDS OF DESCHUTES COUNTY, OREGON, SAID POINT ALSO BEING A POINT OF NON-TANGENT CURVATURE WITH A CURVE HAVING A RADIUS OF 1940.92 FEET;

THENCE, DEPARTING THE NORTH LINE OF THE SOUTH HALF (S 1/2) OF THE NORTH HALF (N 1/2) OF SAID SECTION 35, ALONG THE BOUNDARY OF SAID "ADJUSTED LOT 5, LL-14-17", ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 13°47'13", AN ARC DISTANCE OF 467.04 FEET (THE CHORD OF WHICH BEARS SOUTH 11°49'41" WEST, A DISTANCE OF 465.91 FEET), TO A POINT OF NON-TANGENT CURVATURE WITH A CURVE HAVING A RADIUS OF 2966.41 FEET;

THENCE, ALONG THE BOUNDARY OF SAID "ADJUSTED LOT 5, LL-14-17", ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 16°27'34", AN ARC DISTANCE OF 852.16 FEET (THE CHORD OF WHICH BEARS SOUTH 80°31'18" WEST, A DISTANCE OF 849.23 FEET), TO A POINT OF NON-TANGENCY;

THENCE, SOUTH 18°17'15" EAST, A DISTANCE OF 130.01 FEET; ALONG THE BOUNDARY OF SAID "ADJUSTED LOT 5, LL-14-17", TO THE NORTHEAST CORNER OF "ADJUSTED LOT 2, LL-14-21", AS DESCRIBED IN EXHIBIT "E" OF THAT STATUTORY BARGAIN AND SALE DEED FOR DESCHUTES COUNTY LOT LINE ADJUSTMENT LL-14-21, RECORDED OCTOBER 17, 2014 IN VOLUME 2014, PAGE 34847, OFFICIAL RECORDS OF DESCHUTES COUNTY, OREGON, SAID POINT ALSO BEING A POINT OF NON-TANGENT CURVATURE WITH A CURVE HAVING A RADIUS OF 2833.88 FEET;

THENCE, ALONG THE BOUNDARY OF SAID "ADJUSTED LOT 2, LL-14-21", ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 14°41'59", AN ARC DISTANCE OF 727.06 FEET (THE CHORD OF WHICH BEARS SOUTH 64°58'31" WEST, A DISTANCE OF 725.07 FEET), TO A POINT OF NON-TANGENCY;

THENCE, ALONG THE BOUNDARY OF SAID "ADJUSTED LOT 2, LL-14-21", NORTH 31°45'44" WEST, A DISTANCE OF 130.01 FEET, TO A POINT OF NON-TANGENT CURVATURE WITH A CURVE HAVING A RADIUS OF 2966.41 FEET;

THENCE, ALONG THE BOUNDARY OF SAID "ADJUSTED LOT 2, LL-14-21", ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 12°18'56", AN ARC DISTANCE OF 637.63 FEET (THE CHORD OF WHICH BEARS SOUTH 51°30'02" WEST, A DISTANCE OF 636.40 FEET), TO THE NORTHWESTERLY MOST CORNER OF SAID "ADJUSTED LOT 2, LL-14-21", SAID POINT ALSO LYING ON THE EASTERLY BOUNDARY LINE OF "PARCEL 5" AS DESCRIBED IN THAT BARGAIN AND SALE DEED RECORDED APRIL 29, 2016 IN VOLUME 2016, PAGE 16286, OFFICIAL RECORDS OF DESCHUTES COUNTY, OREGON;

THENCE, ALONG THE EASTERLY BOUNDARY LINE OF SAID "PARCEL 5", THROUGH THE FOLLOWING EIGHTEEN (18) COURSES:

PROCEEDING, NORTH 45°14'12" WEST, A DISTANCE OF 160.01 FEET;

THENCE, SOUTH 44°45'48" WEST, A DISTANCE OF 60.00 FEET;

THENCE, NORTH 45°14'12" WEST, A DISTANCE OF 130.01 FEET, TO A POINT OF NON-TANGENCY WITH A CURVE HAVING A RADIUS OF 3256.41 FEET;

THENCE, ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 11°09'25", AN ARC DISTANCE OF 634.10 FEET (THE CHORD OF WHICH BEARS SOUTH 38°39'25" WEST, A DISTANCE OF 633.10 FEET), TO A POINT OF NON-TANGENCY;

THENCE, NORTH 57°26'58" WEST, A DISTANCE OF 162.11 FEET;

THENCE, SOUTH 30°57'34" WEST, A DISTANCE OF 160.06 FEET;

THENCE, NORTH 61°38'50" WEST, A DISTANCE OF 130.58 FEET, TO A POINT OF NON-TANGENT CURVATURE WITH A CURVE HAVING A RADIUS OF 3556.55 FEET;

THENCE, ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 25°07'27", AN ARC DISTANCE OF 1559.55 FEET (THE CHORD OF WHICH BEARS SOUTH 17°40'48" WEST, A DISTANCE OF 1547.08 FEET), TO A POINT OF NON-TANGENCY;

THENCE, SOUTH 14°48'33" EAST, A DISTANCE OF 55.05 FEET;

THENCE, SOUTH 29°30'12" EAST, A DISTANCE OF 36.61 FEET;

THENCE, SOUTH 48°08'56" EAST, A DISTANCE OF 158.31 FEET;

THENCE, SOUTH 79°44'20" EAST, A DISTANCE OF 111.35 FEET;

THENCE, SOUTH 85°21'59" EAST, A DISTANCE OF 351.80 FEET;

THENCE, SOUTH 89°47'06" EAST, A DISTANCE OF 117.96 FEET;

THENCE, NORTH 63°19'11" EAST, A DISTANCE OF 175.65 FEET;

**SURVEYOR'S CERTIFICATE (CONT.)**

THENCE, SOUTH 57°09'31" EAST, A DISTANCE OF 176.01 FEET, TO A POINT OF NON-TANGENT CURVATURE WITH A CURVE HAVING A RADIUS OF 619.98 FEET;

THENCE, ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 45°49'14", AN ARC DISTANCE OF 495.81 FEET (THE CHORD OF WHICH BEARS SOUTH 9°50'41" WEST, A DISTANCE OF 482.71 FEET), TO A POINT OF NON-TANGENT CURVATURE WITH A CURVE HAVING A RADIUS OF 71.00 FEET;

THENCE, ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 45°41'49", AN ARC DISTANCE OF 56.63 FEET (THE CHORD OF WHICH BEARS SOUTH 21°53'09" WEST, A DISTANCE OF 55.14 FEET), TO A POINT OF INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE, BEING 30.00 FEET FROM, WHEN MEASURED AT RIGHT ANGLES TO, THE CENTERLINE OF SKYLINERS ROAD, SAID POINT ALSO BEING A POINT OF NON-TANGENT CURVATURE WITH A CURVE HAVING A RADIUS OF 5673.80 FEET;

THENCE, DEPARTING SAID EASTERLY BOUNDARY LINE OF SAID "PARCEL 5", ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 1°13'50", AN ARC DISTANCE OF 121.85 FEET, (THE CHORD OF WHICH BEARS SOUTH 69°44'59" WEST, A DISTANCE OF 121.85 FEET, TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION 35;

THENCE, DEPARTING SAID NORTHERLY RIGHT-OF-WAY LINE, NORTH 89°07'41" WEST, A DISTANCE OF 1257.65 FEET, ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION 35, TO THE CORNER COMMON TO SECTIONS 34 & 35, TOWNSHIP 17 SOUTH, RANGE 11 EAST AND SECTIONS 2 & 3, TOWNSHIP 18 SOUTH, RANGE 11 EAST;

THENCE, SOUTH 89°53'40" WEST A DISTANCE OF 2686.89 FEET, ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER (SE 1/4) OF SAID SECTION 34, TO THE QUARTER (1/4) CORNER COMMON TO SECTION 34, TOWNSHIP 17 SOUTH, RANGE 11 EAST AND SECTION 3, TOWNSHIP 18 SOUTH, RANGE 11 EAST;

THENCE, SOUTH 89°49'57" WEST, A DISTANCE OF 163.52 FEET, ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION 34, TO THE SOUTHEAST CORNER OF THAT PROPERTY CONVEYED TO THE CITY OF BEND THROUGH THAT STATUTORY BARGAIN AND SALE DEED RECORDED SEPTEMBER 26, 1991 IN VOLUME 1991, PAGE 28510, OFFICIAL RECORDS OF DESCHUTES COUNTY, OREGON;

THENCE, ALONG THE BOUNDARY OF SAID CITY OF BEND PROPERTY THROUGH THE FOLLOWING FIVE (5) COURSES:

THENCE, NORTH 42°54'06" EAST, A DISTANCE OF 615.75 FEET;

THENCE, NORTH 34°45'11" EAST, A DISTANCE OF 357.06 FEET;

THENCE, NORTH 10°39'00" EAST, A DISTANCE OF 113.49 FEET;

THENCE, SOUTH 81°06'04" WEST, A DISTANCE OF 622.67 FEET;

THENCE, SOUTH 34°22'16" WEST, A DISTANCE OF 921.61 FEET, TO THE SOUTHWEST CORNER OF SAID CITY OF BEND PROPERTY, SAID POINT ALSO BEING A POINT OF INTERSECTION WITH THE SOUTH LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION 34;

THENCE, DEPARTING THE BOUNDARY OF SAID CITY OF BEND PROPERTY, SOUTH 89°53'13" WEST, A DISTANCE OF 2031.50 FEET, ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION 34, TO THE CORNER COMMON TO SECTIONS 33 & 34, TOWNSHIP 17 SOUTH, RANGE 11 EAST AND SECTIONS 3 & 4, TOWNSHIP 18 SOUTH, RANGE 11 EAST;

THENCE, NORTH 0°13'13" EAST, A DISTANCE OF 2611.17 FEET, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION 34, TO THE QUARTER (1/4) CORNER COMMON TO SAID SECTIONS 33 & 34;

THENCE, SOUTH 89°57'29" EAST, A DISTANCE OF 294.32 FEET, ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION 34, TO A POINT OF INTERSECTION WITH THE BOUNDARY FOR THAT TRACT OF LAND KNOWN AS "SHEVLIN PARK", AS DESCRIBED IN THAT DEED TO THE CITY OF BEND, FILED JANUARY 14, 1921 IN BOOK 30, PAGE 331, RECORDS OF DESCHUTES COUNTY, OREGON;

THENCE, ALONG THE BOUNDARY OF "SHEVLIN PARK", THROUGH THE FOLLOWING COURSES:

THENCE, SOUTH 30°26'20" WEST, A DISTANCE OF 172.73 FEET, TO ANGLE POINT 27;

THENCE, SOUTH 1°08'39" WEST, A DISTANCE OF 1487.78 FEET, TO ANGLE POINT 28;

THENCE, NORTH 55°08'20" EAST, A DISTANCE OF 1318.44 FEET, TO ANGLE POINT 29;

THENCE, NORTH 34°24'26" EAST, A DISTANCE OF 600.03 FEET, TO ANGLE POINT 30;

THENCE, NORTH 59°31'20" EAST, A DISTANCE OF 693.55 FEET, TO ANGLE POINT 31;

THENCE, NORTH 56°10'07" EAST, A DISTANCE OF 795.32 FEET, TO ANGLE POINT 32;

THENCE, NORTH 29°30'00" EAST, A DISTANCE OF 572.59 FEET, TO ANGLE POINT 33;

THENCE, NORTH 38°30'08" EAST, A DISTANCE OF 599.07 FEET, TO ANGLE POINT 34;

THENCE, NORTH 43°54'55" EAST, A DISTANCE OF 1997.14 FEET, TO ANGLE POINT 35;

THENCE, NORTH 37°50'20" EAST, A DISTANCE OF 677.11 FEET, ALONG THE BOUNDARY OF "SHEVLIN PARK" AS SHOWN ON COUNTY SURVEY NO. 17239, RECORDED MARCH 2, 2007 IN THE DESCHUTES COUNTY SURVEYOR'S OFFICE, TO A POINT OF INTERSECTION WITH THE EAST LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 27, TOWNSHIP 17 SOUTH, RANGE 11 EAST;

THENCE, DEPARTING SAID BOUNDARY OF "SHEVLIN PARK", SOUTH 0°01'13" WEST, A DISTANCE OF 709.90 FEET, ALONG THE EAST LINE OF THE SOUTHEAST QUARTER (SE 1/4), TO THE POINT OF BEGINNING.

HEREIN DESCRIBED LANDS CONTAIN 531.91 ACRES, MORE OR LESS.

**BASIS OF BEARINGS**

BASIS OF BEARINGS = SOUTH 0°13'54" WEST (CENTRAL OREGON COORDINATE SYSTEM) ALONG THE EAST LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 35, TOWNSHIP 17 SOUTH, RANGE 11 EAST, W.M., AS SHOWN ON COUNTY SURVEY NO. 18708 (R17).

**SURVEY REFERENCES:**

(R1) MAP OF SHEVLIN PARK (UNRECORDED), BY ROBERT B. GOULD, DATED SEPTEMBER 1920.

(R2) DESCHUTES COUNTY SURVEY NO. 02173, BY GEORGE J. COOK, PLS 540, DATED SEPTEMBER 30, 1974 IN THE DESCHUTES COUNTY SURVEYOR'S OFFICE.

(R3) UNITED STATES DEPARTMENT OF INTERIOR, BUREAU OF LAND MANAGEMENT, FIELD NOTES OF THE REMONUMENTATION OF CERTAIN ORIGINAL CORNER POINTS, TOWNSHIP 18 SOUTH, RANGE 11 EAST, WILLAMETTE MERIDIAN, BY A. JOSEPH GARRISON, CADASTRAL SURVEYOR, UNDER SPECIAL INSTRUCTIONS DATED MAY 3, 1957, U.S. SURVEY/GROUP NUMBER 350, ASSIGNMENT INSTRUCTIONS DATED JULY 2, 1976.

(R4) DESCHUTES COUNTY SURVEY NO. 02177, BY JOHN M. JOYCE, PLS 1228, FILED JULY 1, 1980 IN THE DESCHUTES COUNTY SURVEYOR'S OFFICE.

(R5) DESCHUTES COUNTY SURVEY NO. 02169, BY GARY W. HICKMAN, PLS 1678, FILED JANUARY 19, 1983 IN THE DESCHUTES COUNTY SURVEYOR'S OFFICE.

(R6) DESCHUTES COUNTY SURVEY NO. 02176, BY RAYMOND E. OMAN, PLS 720, FILED JULY 8, 1985 IN THE DESCHUTES COUNTY SURVEYOR'S OFFICE.

(R7) DESCHUTES COUNTY SURVEY NO. 02178, BY GARY W. HICKMAN, PLS 1678, FILED DECEMBER 10, 1990 IN THE DESCHUTES COUNTY SURVEYOR'S OFFICE.

(R8) DESCHUTES COUNTY SURVEY NO. 03360, BY DAVID K. BATEMAN, PLS 1068, FILED MARCH 5, 1991 IN THE DESCHUTES COUNTY SURVEYOR'S OFFICE.

(R9) DESCHUTES COUNTY SURVEY NO. 05790, BY LYNN J. BRUNO, PLS 2335, FILED DECEMBER 4, 1991 IN THE DESCHUTES COUNTY SURVEYOR'S OFFICE.

(R10) DESCHUTES COUNTY SURVEY NO. 14674, BY DONALD A. GRESDEL, PLS 744, FILED OCTOBER 23, 2001 IN THE DESCHUTES COUNTY SURVEYOR'S OFFICE.

(R11) PLAT OF HIGHLANDS AT BROKEN TOP, PHASE 1, BY MICHAEL A. COONEY, PLS 1052, RECORDED SEPTEMBER 25, 2003 IN PLAT CABINET G, PAGE 48, OFFICIAL RECORDS OF DESCHUTES COUNTY, AND FILED AS COUNTY SURVEY NO. 15548 IN THE DESCHUTES COUNTY SURVEYOR'S OFFICE.

(R12) DESCHUTES COUNTY SURVEY NO. 17239, BY LYNN J. BRUNO, PLS 2335, FILED MARCH 2, 2007 IN THE DESCHUTES COUNTY SURVEYOR'S OFFICE.

(R13) PARTITION PLAT NO. 2007-83, BY DALE N. BARRETT, PLS 1979, RECORDED DECEMBER 27, 2007 IN PARTITION PLAT CABINET 3, PAGE 545, OFFICIAL RECORDS OF DESCHUTES COUNTY, AND FILED AS COUNTY SURVEY NO. 17604 IN THE DESCHUTES COUNTY SURVEYOR'S OFFICE.

(R14) DESCHUTES COUNTY SURVEY NO. 18386, BY MICHAEL R. MERRITT, PLS 85254, FILED JUNE 6, 2012 IN THE DESCHUTES COUNTY SURVEYOR'S OFFICE.

(R15) PLAT OF HIGHLANDS AT BROKEN TOP, PHASE 2, BY MICHAEL A. COONEY, PLS 1052, RECORDED JULY 23, 2004 IN PLAT CABINET G, PAGE 365, OFFICIAL RECORDS OF DESCHUTES COUNTY, AND FILED AS COUNTY SURVEY NO. 15983 IN THE DESCHUTES COUNTY SURVEYOR'S OFFICE.

(R16) DESCHUTES COUNTY SURVEY NO. 14003, BY MICHAEL L. TOMPKINS, PLS 2033, FILED APRIL 18, 2000 IN THE DESCHUTES COUNTY SURVEYOR'S OFFICE.

(R17) DESCHUTES COUNTY SURVEY NO. 18708, BY ANDREW N. HUSTON, PLS 61407, FILED JUNE 10, 2014 IN THE DESCHUTES COUNTY SURVEYOR'S OFFICE.

**DEED REFERENCES:**

(D1) DEED TO THE CITY OF BEND, FILED JANUARY 14, 1921 IN BOOK 30, PAGE 331, RECORDS OF DESCHUTES COUNTY, OREGON

(D2) BARGAIN AND SALE DEED TO THE CITY OF BEND, RECORDED SEPTEMBER 26, 1991 IN VOLUME 1991, PAGE 28510, OFFICIAL RECORDS OF DESCHUTES COUNTY, OREGON.

(D3) BARGAIN AND SALE DEED TO MILLER TREE FARM, LLC, RECORDED JULY 14, 2003 IN VOLUME 2003, PAGE 47069, OFFICIAL RECORDS OF DESCHUTES COUNTY, OREGON.

(D4) STATUTORY BARGAIN AND SALE DEED TO MILLER TREE FARM, LLC, RECORDED OCTOBER 17, 2014 IN VOLUME 2014, PAGE 34847, OFFICIAL RECORDS OF DESCHUTES COUNTY, OREGON.

(D5) STATUTORY BARGAIN AND SALE DEED TO MILLER TREE FARM, LLC, RECORDED OCTOBER 17, 2014 IN VOLUME 2014, PAGE 34850, OFFICIAL RECORDS OF DESCHUTES COUNTY, OREGON.

(D6) STATUTORY BARGAIN AND SALE DEED TO MILLER TREE FARM, LLC, RECORDED OCTOBER 17, 2014 IN VOLUME 2014, PAGE 34844 OFFICIAL RECORDS OF DESCHUTES COUNTY, OREGON.

(D7) BARGAIN AND SALE DEED TO THE TREE FARM, LLC, RECORDED APRIL 29, 2016 IN VOLUME 2016, PAGE 16286, OFFICIAL RECORDS OF DESCHUTES COUNTY, OREGON.



**DevTech Engineering Inc.**  
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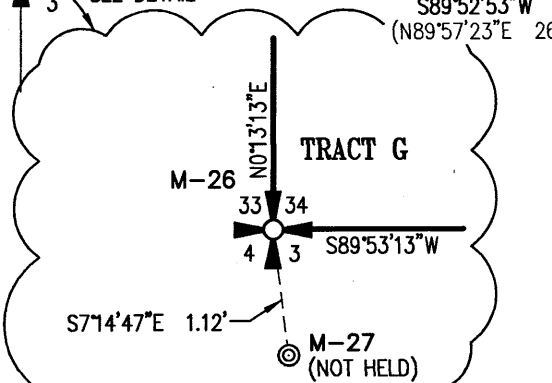
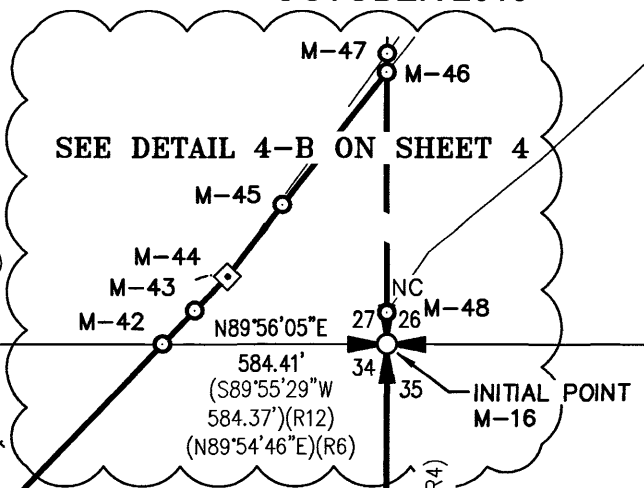
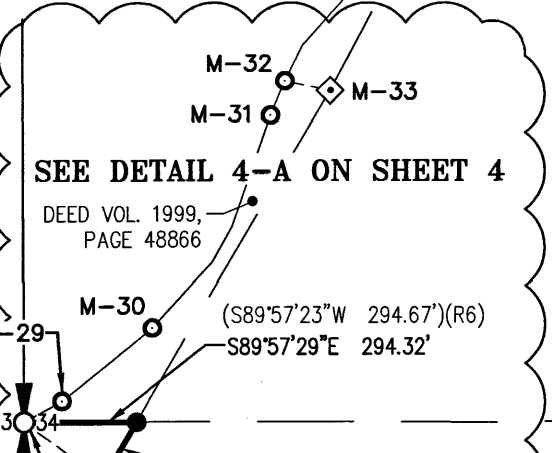
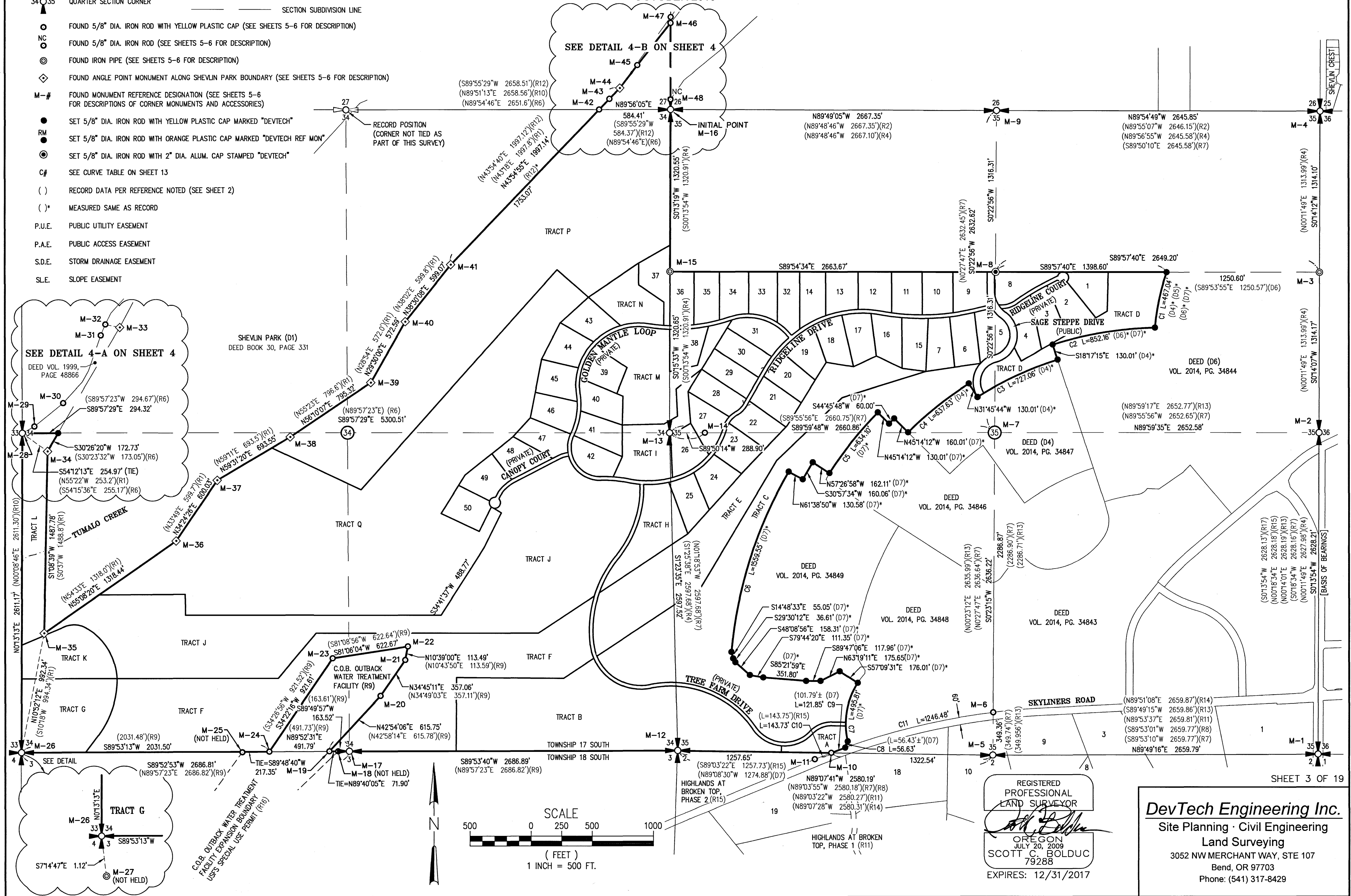
# TREE FARM

LOCATED IN SECTIONS 27, 34 & 35,  
TOWNSHIP 17 SOUTH, RANGE 11 EAST, WILLAMETTE MERIDIAN,  
DESCHUTES COUNTY, OREGON  
OCTOBER 2016

## LEGEND

- SECTION CORNER
- QUARTER SECTION CORNER
- FOUND 5/8" DIA. IRON ROD WITH YELLOW PLASTIC CAP (SEE SHEETS 5-6 FOR DESCRIPTION)
- FOUND 5/8" DIA. IRON ROD (SEE SHEETS 5-6 FOR DESCRIPTION)
- FOUND IRON PIPE (SEE SHEETS 5-6 FOR DESCRIPTION)
- FOUND ANGLE POINT MONUMENT ALONG SHEVLIN PARK BOUNDARY (SEE SHEETS 5-6 FOR DESCRIPTION)
- FOUND MONUMENT REFERENCE DESIGNATION (SEE SHEETS 5-6 FOR DESCRIPTIONS OF CORNER MONUMENTS AND ACCESSORIES)
- SET 5/8" DIA. IRON ROD WITH YELLOW PLASTIC CAP MARKED "DEVTECH"
- SET 5/8" DIA. IRON ROD WITH ORANGE PLASTIC CAP MARKED "DEVTECH REF MON"
- SET 5/8" DIA. IRON ROD WITH 2" DIA. ALUM. CAP STAMPED "DEVTECH"
- SEE CURVE TABLE ON SHEET 13
- RECORD DATA PER REFERENCE NOTED (SEE SHEET 2)
- MEASURED SAME AS RECORD
- P.U.E. PUBLIC UTILITY EASEMENT
- P.A.E. PUBLIC ACCESS EASEMENT
- S.D.E. STORM DRAINAGE EASEMENT
- S.L.E. SLOPE EASEMENT

- EXTERIOR PLAT BOUNDARY
- INTERIOR TRACT OR LOT LINE
- ADJACENT PROPERTY LINE
- RECORD SURVEY REFERENCE LINE
- SECTION LINE
- SECTION SUBDIVISION LINE



REGISTERED PROFESSIONAL LAND SURVEYOR

SCOTT C. BOLDUC

79288

EXPIRES: 12/31/2017

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